

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ILLINOIS
EASTERN DIVISION**

IN RE:)	Chapter 7
)	
EDWARD FOX,)	Case No. 20-3049
)	
Debtor.)	Hon. Jack Schmetterer

TRUSTEE'S REPORT OF SALE

Pursuant to F.R.B.P. 6004(f), the Trustee hereby reports the results of the sale conducted on December 4, 2020, following the Trustee's Motion to Sell Property Free and Clear of Liens, which was granted by Court Order dated November 17, 2020 (Docket #61):

Property:	284 Balsam Drive, Granby, CO 80446
Sold to:	DDG Properties, LLC, a Florida Limited Liability Company
Price:	\$1531,000.00

Property:	Personal Property located at 284 Balsam Drive
Sold to:	DDG Properties, LLC, a Florida Limited Liability Company
Price:	\$2,000.00

Allocations:

Payoff to United Business Bank	\$222,878.08
Closing Fees	\$1,795.02
Withholding & Transfer Taxes:	\$10,620.00
Real Estate Tax:	\$1,499.30
Realtor Comissions:	\$32,359.00
Legal Fees to G. Stern, P.C.	\$1,500.00
Remainder of Funds to Estate:	\$262,348.60

Dated: December 16, 2020



David R. Herzog, Trustee in Bankruptcy



LAND TITLE GUARANTEE COMPANY
78336 US HWY 40 STE B3
WINTER PARK, CO 80482
Phone: (970) 722-0454
Fax: (800) 322-9905

**"SELLERS"
STATEMENT OF
SETTLEMENT**

PROPERTY ADDRESS: 284 BALSAM DRIVE, GRANBY, CO 80446

SELLER(S): DAWN FOX AND ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY CASE NO. 20-03049

BUYER(S): DDG PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SETTLEMENT DATE: December 04, 2020

DATE OF PRORATION: December 04, 2020

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price		531,000.00
Title Fees - Land Title Guarantee Company		
Title Insurance Owner's Extended Coverage	1,563.00	
Release Service Fee to Land Title Guarantee Company	30.00	
Closing Fees - Land Title Guarantee Company		
Total Delivery Charges to Land Title Guarantee Company	50.00	
Closing Fee to Land Title Guarantee Company	125.00	
Withholding and Transfer Taxes		
Colorado Withholding 2 percent (Dawn Fox) to Colorado Department of Revenue	5,310.00	
Colorado Withholding 2 percent (Bankruptcy Estate of Edward Fox) to Colorado Department of Revenue	5,310.00	
Owner's Association - MASTER HOMEOWNERS ASSOCIATION OF SILVERCREEK		
Owner's Association Dues Prepaid MASTER HOMEOWNERS ASSOCIATION OF SILVERCREEK 12/04/2020 to 01/01/2021 @ \$0.7377/day		20.66
Owner's Association - ALLEGIANT MANAGEMENT, LLC		
Owner's Association Document Fee / Online to ALLEGIANT MANAGEMENT, LLC	62.50	
Owner's Association Transfer Fee to ALLEGIANT MANAGEMENT, LLC	37.50	
Owner's Association - ASSOCIATION ONLINE		
Owner's Association Electronic Status Letter Fee to ASSOCIATION ONLINE	12.50	
Water & Sewer Charges - SILVERCREEK WATER & SANITATION DISTRICT		
Water/Sewer Doc Prep Fee to SILVERCREEK WATER & SANITATION DISTRICT	7.50	
Water/Sewer Prepaid SILVERCREEK WATER & SANITATION DISTRICT 12/04/2020 to 01/01/2021 @ \$2.5829/day		72.32
Payoff - UNITED BUSINESS BANK		
Total Payoff Charges to UNITED BUSINESS BANK	222,878.08	
Real Estate Tax - GRAND COUNTY TREASURER		
Current Year Property Taxes R131020 01/01/2020 to 12/04/2020 @ \$4.4358/day	1,489.30	
Commission - RE/MAX PROFESSIONALS		
Administrative and Document Storage Fee to RE/MAX PROFESSIONALS	499.00	
Agent Commission to RE/MAX PROFESSIONALS	15,930.00	
Commission - BERKSHIRE HATHAWAY HOME SERVICES INNOVATIVE REAL ESTATE		
Agent Commission to BERKSHIRE HATHAWAY HOME SERVICES INNOVATIVE REAL ESTATE	15,930.00	
Miscellaneous Charges		
Legal Fees to GREGORY K. STERN, P.C.	1,500.00	
Other Miscellaneous Charges to THE ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY CASE NO. 20-03049	262,348.60	
Purchase Price of Personal Property		2,000.00
SubTotals	533,092.98	533,092.98
Totals	533,092.98	533,092.98

The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED

(SEE ATTACHED "SIGNATURE PAGE")



"Sellers" Statement of Settlement

SIGNATURE PAGE

SELLER(S)


Dawn Fox


ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY
CASE NO. 20-03049

By: _____
David R. Herzog, Trustee

REAL ESTATE BROKER:
RE/MAX PROFESSIONALS

DEBRA CARROLL

LAND TITLE CLOSING AGENT:


Leslie Larkins

"Sellers" Statement of Settlement

SIGNATURE PAGE

SELLER(S)

Dawn Fox

ESTATE OF EDWARD FOX, DEBTOR IN BANKRUPTCY
CASE NO. 20-03049

By: _____

David R. Herzog, Trustee

REAL ESTATE BROKER:

RE/MAX PROFESSIONALS

DEBRA CARROLL

LAND TITLE CLOSING AGENT:

Leslie Larkins

Leslie Larkins